

TABLE OF CONTENTS

LIST OF ACRONYMS	x
1.0 INTRODUCTION	1-1
1.1 Intended Uses of EIR	1-1
1.2 Project Background	1-2
1.2.1 History of Project.....	1-2
1.2.2 Notice of Preparation and Scoping Meetings.....	1-3
1.3 Structure of the EIR.....	1-4
2.0 EXECUTIVE SUMMARY.....	2-1
2.1 Project Location	2-1
2.2 Project Description Summary	2-1
2.2.1 Proposed Land Uses	2-1
2.2.2 Community Amenities	2-2
2.2.3 Infrastructure	2-3
2.2.4 Project Access and Roadway Improvements	2-3
2.3 Environmental Impacts.....	2-3
2.4 Potential Areas of Controversy	2-4
2.5 Issues To Be Resolved by the Decision-Making Body	2-5
2.6 Alternatives to the Proposed Project	2-5
2.6.1 No Development Alternative	2-5
2.6.2 No Project Alternative	2-5
2.6.3 Increased Residential Use Alternative.....	2-6
2.6.4 Increased Residential Use / Open Space Alternative	2-6
2.6.5 Increased Townhomes / Single-Family Detached Alternative.....	2-6
2.6.6 Increased Townhomes / Visitor Use Alternative	2-7
2.6.7 Carlsbad Realignment Alternatives	2-7
3.0 PROJECT DESCRIPTION.....	3-1
3.1 Site Location and Description.....	3-1
3.2 Project Description.....	3-2
3.2.1 Vision Plan Land Use Summary	3-3
3.2.2 Supporting Public Services and Utilities	3-4
3.2.3 Vehicular Circulation and Roadway Improvements	3-6
3.2.4 Pedestrian and Bicycle Circulation.....	3-9
3.2.5 Conceptual Grading Plan	3-10
3.2.6 Phasing	3-10
3.2.7 Technical, Economic, and Environmental Characteristics	3-11
3.2.8 Project Goals and Objectives	3-12
3.2.9 Discretionary Actions and Approvals by the City of Carlsbad and Other Agencies	3-13
3.2.10 Discretionary Actions and Approvals by Other Agencies	3-13
3.3 Consistency of Project With Applicable Regional and General Plans.....	3-14

TABLE OF CONTENTS

3.4	Existing Development Applications within the Ponto Development Area..	3-14
3.4.1	Hilton Carlsbad Beach Resort.....	3-14
3.4.2	Dale Schreiber Ponto Resort.....	3-15
3.4.3	Carlsbad Coast Mixed-Use Residential	3-15
3.4.4	Carlsbad Coast Hotel and Timeshare	3-16
4.0	ENVIRONMENTAL SETTING	4-1
4.1	Existing Conditions.....	4-1
4.1.1	Regional Setting	4-1
4.1.2	Local Setting	4-1
4.1.3	Regulatory Status	4-3
5.0	ENVIRONMENTAL IMPACT ANALYSIS AND MITIGATION MEASURES.....	5-1
5.1	Air Quality.....	5.1-1
5.1.1	Existing Conditions	5.1-1
5.1.2	Thresholds for Determining Significance.....	5.1-9
5.1.3	Environmental Impact	5.1-10
5.1.4	Mitigation Measures	5.1-16
5.1.5	Impact After Mitigation.....	5.1-18
5.2	Biological Resources.....	5.2-1
5.2.1	Existing Conditions	5.2-1
5.2.2	Thresholds for Determining Significance.....	5.2-10
5.2.3	Environmental Impact	5.2-11
5.2.4	Mitigation Measures	5.2-16
5.2.5	Impact After Mitigation.....	5.2-18
5.3	Cultural Resources	5.3-1
5.3.1	Existing Conditions	5.3-1
5.3.2	Thresholds for Determining Significance.....	5.3-3
5.3.3	Environmental Impact	5.3-4
5.3.4	Mitigation Measures	5.3-6
5.3.5	Impact After Mitigation.....	5.3-8
5.4	Hazards and Hazardous Materials	5.4-1
5.4.1	Existing Conditions	5.4-1
5.4.2	Thresholds for Determining Significance.....	5.4-6
5.4.3	Environmental Impact	5.4-7
5.4.4	Mitigation Measures	5.4-9
5.4.5	Impact After Mitigation.....	5.4-12
5.5	Noise	5.5-1
5.5.1	Existing Conditions	5.5-1
5.5.2	Thresholds for Determining Significance.....	5.5-6
5.5.3	Environmental Impact	5.5-7
5.5.4	Mitigation Measures	5.5-12
5.5.5	Impact After Mitigation.....	5.5-14
5.6	Traffic and Circulation.....	5.6-1
5.6.1	Existing Conditions	5.6-1

TABLE OF CONTENTS

5.6.2	Thresholds for Determining Significance	5.6-5
5.6.3	Environmental Impact.....	5.6-6
5.6.4	Mitigation Measures	5.6-12
5.6.5	Impact After Mitigation	5.6-13
5.7	Visual Aesthetics and Grading.....	5.7-1
5.7.1	Existing Conditions	5.7-1
5.7.2	Thresholds for Determining Significance	5.7-4
5.7.3	Environmental Impact.....	5.7-5
5.7.4	Mitigation Measures	5.7-14
5.7.5	Impact After Mitigation	5.7-14
5.8	Agricultural Resources	5.8-1
5.8.1	Existing Conditions	5.8-1
5.8.2	Thresholds for Determining Significance	5.8-4
5.8.3	Environmental Impact.....	5.8-4
5.8.4	Mitigation Measures	5.8-6
5.8.5	Impact After Mitigation	5.8-6
5.9	Geology and Soils	5.9-1
5.9.1	Existing Conditions	5.9-1
5.9.2	Thresholds for Determining Significance	5.9-5
5.9.3	Environmental Impact.....	5.9-6
5.9.4	Mitigation Measures	5.9-8
5.9.5	Impact After Mitigation	5.9-9
5.10	Hydrology and Water Quality.....	5.10-1
5.10.1	Existing Conditions	5.10-1
5.10.2	Thresholds for Determining Significance	5.10-4
5.10.3	Environmental Impact.....	5.10-5
5.10.4	Mitigation Measures	5.10-10
5.10.5	Impact After Mitigation	5.10-10
5.11	Land Use and Planning.....	5.11-1
5.11.1	Existing Conditions	5.11-1
5.11.2	Thresholds for Determining Significance	5.11-9
5.11.3	Environmental Impact.....	5.11-9
5.11.4	Mitigation Measures	5.11-16
5.11.5	Impact After Mitigation	5.11-16
5.12	Public Utilities and Service Systems.....	5.12-1
5.12.1	City Administrative Facilities	5.12-1
5.12.2	Library Facilities	5.12-3
5.12.3	Wastewater Treatment Facilities	5.12-4
5.12.4	Park Facilities	5.12-5
5.12.5	Drainage Facilities	5.12-7
5.12.6	Fire Service Protection Services.....	5.12-8
5.12.7	Police Protection Services.....	5.12-9
5.12.8	Open Space.....	5.12-10
5.12.9	School Facilities	5.12-11
5.12.10	Sewer Facilities	5.12-13

TABLE OF CONTENTS

5.12.11 Water Distribution Facilities	5.12-15
6.0 ALTERNATIVES TO THE PROPOSED PROJECT	6-1
6.1 Rationale for Alternative Selection.....	6-1
6.1.1 Alternatives Considered but Rejected from Further Detailed Analysis.....	6-1
6.2 Analysis of the No Development Alternative.....	6-3
6.2.1 No Development Alternative Description and Setting	6-3
6.2.2 Comparison of the Effects of the No Development Alternative to the Proposed Project.....	6-4
6.2.3 Rationale for Preference of Proposed Project over the No Development Alternative.....	6-6
6.3 Analysis of the No Project Alternative	6-6
6.3.1 No Project Alternative Description and Setting	6-6
6.3.2 Comparison of the Effects of the No Project Alternative to the Proposed Project	6-7
6.3.3 Rationale for Preference of the Proposed Project over the No Project Alternative.....	6-10
6.4 Analysis of the Increased Residential Use Alternative	6-10
6.4.1 Increased Residential Use Alternative Description and Setting	6-10
6.4.2 Comparison of the Effects of the Increased Residential Use Alternative to the Proposed Project.....	6-11
6.4.3 Rationale for Preference of Proposed Project over the Increased Residential Use Alternative	6-13
6.5 Analysis of the Increased Residential Use / Open Space Alternative	6-13
6.5.1 Increased Residential Use / Open Space Alternative Description and Setting.....	6-13
6.5.2 Comparison of the Effects of the Increased Residential Use / Open Space Alternative to the Proposed Project	6-14
6.5.3 Rationale for Preference of Proposed Project over the Increased Residential Use/ Open Space Alternative	6-16
6.6 Analysis of the Increased Townhomes / Single-Family Detached Alternative.....	6-17
6.6.1 Increased Townhomes / Single-Family Detached Alternative Description and Setting	6-17
6.6.2 Comparison of the Effects of the Increased Townhomes / Single- Family Detached Alternative to the Proposed Project	6-17
6.6.3 Rationale for Preference of Proposed Project over the Increased Townhomes / Single-Family Detached Alternative ...	6-20
6.7 Analysis of the Increased Townhomes / Visitor Use Alternative.....	6-20
6.7.1 Description and Setting.....	6-20
6.7.2 Comparison of the Effects of the Increased Townhomes / Visitor Use Alternative to the Proposed Project	6-21
6.7.3 Rationale for Preference of Proposed Project over the Increased Townhomes / Visitor Use Alternative.....	6-23

TABLE OF CONTENTS

6.8	Carlsbad Boulevard Re-Alignment Alternatives	6-24
7.0	ANALYSIS OF LONG-TERM EFFECTS	7-1
7.1	Cumulative Impacts.....	7-1
7.1.1	Specific Cumulative Projects	7-1
7.1.2	Air Quality	7-2
7.1.3	Biological Resources	7-3
7.1.4	Cultural Resources.....	7-4
7.1.5	Hazardous Materials and Hazards	7-5
7.1.6	Noise	7-6
7.1.7	Traffic and Circulation.....	7-6
7.1.8	Grading and Aesthetics	7-8
7.1.9	Agricultural Resources.....	7-8
7.1.10	Geology and Soils.....	7-9
7.1.11	Hydrology/Water Quality	7-9
7.1.12	Land Use	7-10
7.1.13	Population and Housing	7-10
7.1.14	Public Services and Utilities	7-10
7.1.15	Recreation	7-11
7.2	Growth Inducing Impacts	7-11
7.3	Significant Irreversible Environmental Changes	7-12
7.4	Unavoidable Significant Environmental Impacts	7-12
7.5	Effects Found Not to be Significant.....	7-13
7.5.1	Effects Found Not to be Significant as Part of the EIR Process	7-13
7.5.2	Effects Found Not to be Significant During the Initial Study.....	7-13
8.0	REFERENCES	8-1
8.1	Persons Responsible for Preparation of the EIR.....	8-1
8.2	Persons and Organizations Contacted	8-2
8.3	Technical Reports and Supporting Documents	8-3

LIST OF TABLES

Table S-1	Summary of Significant Environmental Impacts and Mitigation.....	2-9
Table 3-1	Existing and Proposed General Plan Designations	3-17
Table 3-2	Proposed Land Uses.....	3-18
Table 3-3	Comparison of Carlsbad Boulevard Re-Alignment Alternatives	3-21
Table 3-4	Matrix of Required Project Approvals and Permits.....	3-23
Table 5.1-1	National and California Ambient Air Quality Standards.....	5.1-19
Table 5.1-2	Local Ambient Air Quality.....	5.1-20
Table 5.1-3	Pollutant Thresholds Per SDAPCD	5.1-21
Table 5.1-4	Federal and State Carbon Monoxide Standards.....	5.1-21
Table 5.1-5	Year 2030 Project Operational Emissions.....	5.1-21
Table 5.1-6	Carbon Monoxide Levels at Surrounding Intersections.....	5.1-22
Table 5.1-7	Existing General Plan and Proposed Project Land Use Designations	5.1-23
Table 5.2-1	Existing Vegetation Communities	5.2-21
Table 5.2-2	Existing Jurisdictional Areas Within the Study Area	5.2-22
Table 5.2-3	Sensitive Plant Species with Potential To Occur Within the Study Area.....	5.2-23
Table 5.2-4	Sensitive Animal Species with Potential To Occur Within the Study Area.....	5.2-27
Table 5.2-5	Impacts to Vegetation Communities.....	5.2-31
Table 5.2-6	Impacts to Jurisdictional Areas.....	5.2-32
Table 5.2-7	Mitigation Summary for Impacts to Vegetation Communities	5.2-33
Table 5.2-8	Mitigation Summary for Impacts to Corps Jurisdiction Areas.....	5.2-34
Table 5.2-9	Mitigation Summary for Impacts to CDFG Jurisdiction Areas.....	5.2-34
Table 5.5-1	Noise Descriptors.....	5.5-15
Table 5.5-2	Noise Measurements	5.5-16
Table 5.5-3	Existing Noise Levels	5.5-17
Table 5.5-4	Land Use Compatibility for Community Noise Environments	5.5-19
Table 5.5-5	Typical Construction Equipment Noise Levels	5.5-20
Table 5.5-6	Combined Construction Equipment Noise Levels.....	5.5-21
Table 5.5-7	Existing and Existing Plus Project Noise Levels.....	5.5-22
Table 5.5-8	Year 2010 Noise Levels	5.5-27
Table 5.5-9	Year 2030 Noise Levels	5.5-32
Table 5.5-10	Railroad Noise Levels	5.5-37
Table 5.5-11	Proposed Land Uses.....	5.5-37
Table 5.6-1	Existing Conditions – Peak Hour Intersection LOS (ICU Methodology)	5.6-15
Table 5.6-2	Existing Conditions - Peak Hour Roadway Segment LOS	5.6-16

TABLE OF CONTENTS

Table 5.6-3	Existing General Plan Land Use Trip Generation	5.6-19
Table 5.6-4	Ponto Beachfront Village Vision Plan Forecast Traffic.....	5.6-20
Table 5.6-5	Existing Plus Vision Plan Peak Hour Intersection LOS (ICU)	5.6-21
Table 5.6-6	Existing Plus Vision Plan Peak Hour Roadway Segment LOS.....	5.6-22
Table 5.6-7	Horizon Year (2030) Peak Hour Intersection LOS - HCM.....	5.6-26
Table 5.6-8	Horizon Year (2030) Peak Hour Roadway Segment LOS	5.6-28
Table 5.6-9	ILV Operation Analysis	5.6-33
Table 5.6-10	Recommended Mitigation Measures for Significantly Impacted Intersections	5.6-34
Table 5.10-1	Drainage Areas.....	5.10-11
Table 5.10-2	Summary of Site Flows	5.10-11
Table 5.10-3	Summary of 303(d) Impairments of Downstream Water Bodies	5.10-12
Table 5.10-4	Anticipated and Potential Pollutants by Project Type (San Diego County, 2002a)	5.10-12
Table 5.10-5	Site Design BMP Alternatives	5.10-13
Table 5.10-6	Source Control BMP Alternatives	5.10-13
Table 5.10-7	Treatment Control BMP Selection Matrix (San Diego County, 2002a)	5.10-14
Table 5.10-8	Carlsbad SUSMP Individual Project Categories	5.10-14
Table 6-1	Comparison of Project Alternatives	6-29
Table 6-2	Comparison of Carlsbad Boulevard Re-Alignment Alternatives	6-30
Table 7-1	Cumulative Projects	7-17
Table 7-2	Cumulative Impacts To Vegetation Communities/Habitats (acres)	7-20
Table 7-3	Near Term (2010) Peak Hour Intersection LOS – HCM	7-21
Table 7-4	Near Term (2010) Peak Hour Roadway Segment LOS	7-22

LIST OF FIGURES

Figure 3-1	Regional Location of the Project	3-25
Figure 3-2	Project Vicinity	3-27
Figure 3-3	South Carlsbad Coastal Redevelopment Area	3-29
Figure 3-4	Aerial Photograph with Topography.....	3-31
Figure 3-5	Ponto Beachfront Village Land Use Themes	3-33
Figure 3-6	Existing Major Utility Lines	3-35
Figure 3-7	Proposed Carlsbad Boulevard Improvements.....	3-37
Figure 5.2-1	City of Carlsbad HMP Designations.....	5.2-35
Figure 5.2-2	Vegetation - Sensitive Resources.....	5.2-37
Figure 5.2-3	Corps Jurisdictional Areas.....	5.2-39
Figure 5.2-4	CDFG Jurisdictional Areas.....	5.2-41

TABLE OF CONTENTS

Figure 5.2-5	Vegetation and Sensitive Resources - Impacts.....	5.2-43
Figure 5.2-6	Corps Jurisdictional Areas - Impacts	5.2-45
Figure 5.2-7	CDFG Jurisdictional Areas -Impacts	5.2-47
Figure 5.4-1	Phase I ESA - Overview Map.....	5.4-13
Figure 5.5-1	Levels of Environmental Noise	5.5-39
Figure 5.5-2	Noise Measurement Locations	5.5-41
Figure 5.6-1	Study Intersections.....	5.6-35
Figure 5.6-2	Existing ADT Volumes.....	5.6-37
Figure 5.6-3	Existing AM Level of Service	5.6-39
Figure 5.6-4	Existing PM Level of Service.....	5.6-41
Figure 5.6-5	Trip Distribution	5.6-43
Figure 5.6-6	Existing with Vision Plan AM Level of Service	5.6-45
Figure 5.6-7	Existing with Vision Plan PM Level of Service.....	5.6-47
Figure 5.6-8	Horizon Year (2030) ADT Volumes	5.6-49
Figure 5.6-9	Horizon Year (2030) with Vision Plan ADT Volumes.....	5.6-51
Figure 5.6-10	Horizon Year (2030) with Vision Plan AM Level of Service.....	5.6-53
Figure 5.6-11	Horizon Year (2030) with Vision Plan PM Level of Service	5.6-55
Figure 5.7-1	Gateway Locations.....	5.7-15
Figure 5.7-2	Onsite Views.....	5.7-17
Figure 5.7-3	Viewpoint Location Map.....	5.7-19
Figure 5.7-4	Visual Simulation.....	5.7-21
Figure 5.7-5	Visual Simulation.....	5.7-23
Figure 5.7-6	Visual Simulation.....	5.7-25
Figure 5.7-7	Visual Simulation.....	5.7-27
Figure 5.7-8	Visual Simulation.....	5.7-29
Figure 5.8-1	Urban Land Uses - Mello II Zones 9 and 22	5.8-7
Figure 5.8-2	Important Farmland Mapping Categories	5.8-9
Figure 5.9-1	Regional Geology Map	5.9-11
Figure 5.9-2	Fault Map and Epicenters of Earthquakes.....	5.9-13
Figure 5.10-1	Pre-Construction Hydrology Map	5.10-15
Figure 5.10-2	Post-Construction Hydrology Map	5.10-17
Figure 5.11-1	Surrounding Land Uses.....	5.11-17
Figure 5.11-2	Existing General Plan Land Use	5.11-19
Figure 5.11-3	Existing City Zoning	5.11-21
Figure 5.12-1	Local Facilities Management Zones 9 and 22	5.12-19
Figure 5.12-2	Parks Districts - LFMP Zones 9 and 22 - Southwest Quadrant.....	5.12-21
Figure 5.12-3	School Districts.....	5.12-23
Figure 5.12-4	Storm Drain Realignment.....	5.12-25

TABLE OF CONTENTS

Figure 5.12-5 Fuel Line and Force Main Realignment.....	5.12-27
Figure 5.12-6 Backbone Sewer System - Alternative 1: Single-Gravity System.....	5.12-29
Figure 5.12-7 Backbone Sewer System - Alternative 2: Two Independent Systems ...	5.12-31
Figure 6-1A Carlsbad Boulevard Re-alignment Alternatives	6-33
Figure 6-1B Carlsbad Boulevard Alternatives	6-35
Figure 6-2 Increased Residential Use Alternative	6-37
Figure 6-3 Increased Residential Use / Open Space Alternative	6-39
Figure 6-4 Increased Townhomes / Single-Family Detached Alternative	6-41
Figure 6-5 Increased Townhomes / Visitor Use Alternative	6-43
Figure 7-1 Cumulative Projects Map	7-27
Figure 7-2 Near-Term (2010) ADT Volumes.....	7-29
Figure 7-3 Near-Term (2010) with Vision Plan ADT Volumes.....	7-31
Figure 7-4 Near-Term (2010) AM Level of Service.....	7-33
Figure 7-5 Near-Term (2010) PM Level of Service	7-35
Figure 7-6 Near-Term (2010) with Vision Plan – AM Level of Service	7-37
Figure 7-7 Near-Term (2010) with Vision Plan - PM Level of Service	7-39

TECHNICAL APPENDICES

Appendix A	Notice of Preparation (NOP) / Public Comments Received
Appendix B	Air Quality Site Assessment (Technical Appendix)
Appendix C-1	Existing Conditions Report
Appendix C-2	Wetland Delineation Report
Appendix C-3	Biological Technical Report
Appendix D-1	Archaeological Survey
Appendix D-2	Cultural Resource Constraints Study
Appendix E	Environmental Site Assessment – Phase I
Appendix F	Acoustical Site Assessment (Technical Appendix)
Appendix G	Traffic Constraints Study
Appendix H	Geologic Hazards Analysis
Appendix I	Storm Water Mitigation Plan and Preliminary Hydrology Study

LIST OF ACRONYMS

ABSL	Above Mean Sea Level
ACM's	Asbestos Containing Materials
ACOE	Army Corps of Engineers
ADT	Average Daily Traffic
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
APCD	Air Pollution Control District
APNs	Assessor Parcel Numbers
AQIA	Air Quality Impact Analysis
ASNI	American National Standards Institute
AST's	Above Ground Storage Tanks
ASTM	American Standards for Testing and Materials
BFSA	Brian F Smith Associates
BLEP	Batiquitos Lagoon Enhancement Plan
BMP	Best Management Practice
BoS	Board of Supervisors
CAAQS	California Ambient Air Quality Standards
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CASQA	California Storm Water Quality Association
CBC	California Building Code
CCA	California Coastal Act
CCAA	California Clean Air Act
CCC	California Coastal Commission
CDFG	California Department of Fish and Game
CDP	Coastal Development Permit
CEQA	California Environmental Quality Act
CFD	Community Facilities District
CFD	Carlsbad Fire Department
CHU	Carlsbad Hydrologic Unit
CIP	Capital Improvement Program
CLUP	Comprehensive Land Use Plan
CMP	Congestion Management Program
CMWD	Carlsbad Municipal Water District
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide

TABLE OF CONTENTS

CPD	Carlsbad Police Department
CPSC	Consumer Product Safety Commission
Cr	Coastal Beaches
CSSD	Carlsbad Sewer Service District
CT-Q	Commercial Tourist Zone – with Qualified Development Overlay
CUDA	Current Urban Development Area
CUSD	Carlsbad Unified School District
CWA	Clean Water Act
c.y.	Cubic yards
dB	Decibel
dBA	A-weighted Sound Level
d.g.	Decomposed granite
DPLU	Department of Planning and Land Use
DPW	Department of Public Works
EDR	Environmental Data Resource
EIR	Environmental Impact Report
EMF	Electromagnetic Fields
EOO	Encina Ocean Outfall
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
EWA	Encina Wastewater Authority
FAAQs	Federal Ambient Air Quality Standards
FCAA	Federal Clean Air Act
FEMA	Federal Emergency and Management Administration
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Maps
FMMP	Farmland Mapping and Monitoring Program
FPA	Focused Planning Area
GMPC	Growth Management Control Point
GMP	Growth Management Plan
GPA	General Plan Amendment
HAP	Hazardous Air Pollutants
HCM	Highway Capacity Manual
HLP	Habitat Loss Permit
HMP	Habitat Management Plan
HREC	Historic Recognized Environmental Condition
HVAC	Heating Ventilation and Air-Conditioning
ICU	Intersection Capacity Utilization
ILV	Intersection Lane Vehicle Analysis

TABLE OF CONTENTS

JURMP	Jurisdictional Urban Runoff Management Plan
LBP	Lead Based Paint
LBZ	Limited Building Zone
LCP	Local Coastal Program
LCPA	Local Coastal Program Amendment
LESA	Land Evaluation and Site Assessment Model
LFMP	Local Facilities Management Plan
LFPD	Lakeside Fire Protection District
LOS	Level of Service
MEP	Maximum Extent Practicable
MHCP	Multiple Habitat Conservation Plan
MND	Mitigated Negative Declaration
Mph	Miles per hour
MUP	Major Use Permit
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Planning Program
NESHAP	National Emission Standards for Hazardous Air Pollutants
NFPA	National Fire Protection Association
NINA	Noise Impact Notification Area
NOP	Notice of Preparation
NOx	Nitrogen Oxide
NPDES	National Pollution Discharge Elimination System
NSDR	Northern San Diego Railroad
O ₃	Ozone
OS	Open Space
PCB	Polychlorinated Biphenyls
PFF	Public Facility Fees
PL	Planned Community
PLDO	Park Land Dedication Ordinance
PM ₁₀	Particulates of less than 10 microns in diameter
PSMP	Poinsettia Shores Master Plan
RAQS	Regional Air Quality Strategies
RBF	RBF Consulting
REC	Recognized Environmental Concern
RCFZ	Rose Canyon Fault Zone
RCP	Regional Comprehensive Plan
RD-M-Q	Residential Density Multiple Zone with Qualified Development Overlay
RL	Residential Low Density

TABLE OF CONTENTS

RLM	Residential Lower-Medium Density
RMH	Residential Medium-High
RMH/TR	Residential Medium-High and/or Travel/Recreation Commercial
ROC	Reactive Organic Compound
ROG	Reactive Organic Gas
ROW	Right-of-way
RPO	Resource Protection Ordinance
RAQS	Regional Air Quality Strategy
RSA	Regionally Significant Arterial
RWQCB	California Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SANTEC/ITE	San Diego Traffic Engineering Council/Institution of Transportation Engineers
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCCRA	South Carlsbad Coastal Redevelopment Area
SCIC	South Coastal Information Center
SCRR	Southern California Railroad
SCS	Soil Conservation Service
SDAPCD	San Diego Air Pollution Control District
SDG&E	San Diego Gas & Electric
SDNR	San Diego Northern Railroad
SEDAB	Southeast Desert Air Basin
SF	Square Feet
SFHHA	Special Flood Hazard Area
SGC	Southland Geotechnical Corporation
SDHR	San Diego Hydrologic Region
SOx	Sulfur Oxide
SDAPCD	San Diego Air Pollution Control District
RTP	Regional Transportation Plan
SUSMP	Standard Urban Storm Water Mitigation Plan
SWMP	Storm Water Management Plan
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	Toxic Air Contaminant
TAZ	Traffic Analysis Zone
TIF	Transportation Impact Fee
TMDL	Total Maximum Daily Load
TR	Travel/Recreation Commercial

TABLE OF CONTENTS

TR/C	Travel/ Recreation Commercial/Community Commercial
UA	Unplanned Area
UBC	Uniform Building Code
USACE	U.S. Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
VOC	Volatile Organic Compound
VWD	Vallecitos Water District